



Corporate NO: R067

Report COUNCIL DATE: April 9, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: March 27, 2001**

FROM: General Manager Engineering **FILE: 7999-0193**

SUBJECT: Road Exchange at 56 Avenue and 196 Street (Page 79)

RECOMMENDATION

That Council authorize:

1. a road exchange to close $\pm 2,102 \text{ m}^2$ ($\pm 22,626 \text{ s.f.}$) of opened Production Boulevard at 56 Avenue in exchange for a $\pm 5 \text{ m}^2$ ($\pm 54 \text{ s.f.}$) portion of PID No. 017-745-063 (19495 - 56 Avenue); and
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the Cloverdale area at 56 Avenue between 192 Street and Landmark Way and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily Industrial.

B. Plan Designations, Zoning and Land Uses

19495 - 56 Avenue is currently zoned IL (Light Industrial) and is used as a holding property.

The Official Community Plan designation for this area is Industrial.

C. Purpose of Road Exchange

The developer is proposing to construct light industrial, warehouse/office space. In exchange for the portion of

road to be closed, the developer will dedicate a portion of land for the future widening of 196 Street.

D. Process

Upon approval by Council, a reference plan prepared by the applicant is submitted to the Legislative Services Department requesting Introduction and Adoption of a Road Exchange By-law. In conformance with Section 525(4) of the Local Government Act, the exchange will be advertised for two consecutive weeks following the Introduction and First Reading at the Regular Council meeting. The advertisement provides information to the public at large on the details of the exchange and indicates that all pertinent data can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road on behalf of the Crown. These documents, along with a consolidation plan provided by the developer, will effect the transfer and consolidation of road upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the developer to construct the warehouse/office space. The road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

It is recommended that Council approve the road exchange as outlined in this report.

Jorgen Johansen, P.Eng.
General Manager, Engineering

GT/mpr

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Appendices

- I Location Map
- II Site Map
- III Aerial Photograph of Site
- IV Proposed Site Plan